

1. APPLICANT IDENTIFICATION:

City of Bremerton Public Works & Utilities Department

Chief Executive: Cary Bozeman Mayor, City of Bremerton, 345 6th Street Bremerton, WA 98337 Phone: 360-473-5266 Fax: 360-475-7125 email: mayor@ci.bremerton.wa.us

2. FUNDING REQUESTED:

- a. Grant Type:** Assessment
- b. Amount Requested:** \$200,000
- c. Contamination:** Petroleum
- d. Assessment category:** Site-Specific

3. LOCATION: This site consists of 3 properties located between Pennsylvania Avenue and Thompson Drive which includes 350 feet of waterfront along the Port Washington Narrows and totals 3.68 acres in the City of Bremerton, Kitsap County, Washington. Postal address is 1725 Pennsylvania Ave., Bremerton, WA. Site location map is included as **Attachment A**.

4. CONTACT: Thomas Knuckey, Managing Engineer, Public Works & Utility, City of Bremerton, 3027 Olympus Drive. Bremerton WA 98310-4799 Phone: 360-473-2376 Fax: 360-473-5018 email: tknuckey@ci.bremerton.wa.us

5. DATE SUBMITTED: December 13, 2005

6. PROJECT PERIOD: August 1, 2006 - July 1, 2009.

7. POPULATION: City of Bremerton is approximately 38,000. Urban area is approx. 100,148.

8. Other: No federal designation within the site, though the target area includes an economic empowerment zone (downtown Bremerton).

9. Cooperative Partners: None.

B. PROJECT DESCRIPTION FOR: Bremerton Gas Plant Park & Property Development

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

A. Applicant Eligibility: The City of Bremerton as a municipality is a General Purpose Unit of Local Government and as such is an entity that is eligible. The 3.68 acre property is an eligible brownfields site under the petroleum or hazardous wastes section.

B. Community Notification: A comment period allowing the public a chance to review and comment on this grant application was held from Tuesday Nov. 22 through Monday Dec. 12, 2005. The notice was advertised beginning on Nov. 18 through the City of Bremerton website and updated to announce meeting dates, availability of draft proposal, and to solicit comment. A press release was sent out to local/regional newspapers and journals servicing the area on Nov. 23. Numerous local civic/environmental/community groups, government officials, Tribes, and individuals were notified by email, provided fact sheets, and invited to review and comment on the draft proposal. A full page article was published in the regional *Kitsap Peninsula Business Journal* Dec. 1st, another appeared in the *Bremerton Patriot* on Dec. 3, and both were included in their on-line web reports. The Public Works Department presented the proposal at a regular open public City Council meeting on Nov. 30th. A final public meeting to discuss the application was announced through all of the aforementioned notifications and held on Tuesday, December 6th at 5:30 pm at the City's Oyster Bay Facility in Bremerton. Comments were accepted and reviewed until Dec. 12 2005 with responses provided to all affected parties (see **Attachment B**).

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C. Letter from the State or Tribal Environmental Authority: A letter from the Washington State Department of Ecology is (included in ATTACHMENT C).

D. Site Eligibility and Property Ownership Eligibility:

D.1. a. Name of the site: *Old Bremerton Gasworks and Sesko Properties*

b. Address of site: 1725 Pennsylvania Ave., Bremerton, WA bounded by Thompson Drive to the west, Pennsylvania Avenue and residential properties to the east, the Port Washington Narrows waterway to the north, and another property parcel to the south.

c. Site's hazardous waste contamination: Potential and confirmed Petroleum and Hazardous Wastes. Requests are being presented separately for associated petroleum contaminants (subject of this proposal) and hazardous substances (separate proposal).

d. Operational History and current uses: The Site and adjacent properties currently are used for light industrial purposes and storage of various materials, including boat parts and metal debris. Historic uses include a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat and vehicle repair facilities, sandblasting, painting, and electroplating operations, and salvage yard.

e. Environmental concerns: Conditions of known or potential environmental concerns are based on reports by tenants and review of historical operations. An abandoned underground fuel pipeline that connected an adjacent petroleum bulk plant to a former fuel dock reportedly leaked at one time though no details were provided. Residue deposits and dark stained areas have been observed in historical aerial photographs as noted in the Phase 1 EA from 1997. The Dept. of Ecology (DOE) became involved in the 1990s in response to reports of oil seeps on the Sesko parcel and Port Washington Narrows shoreline. The DOE conducted multiple visits and the site is included on the Suspected Contaminated Sites List (*see proposed exploration locations map indicating potential contamination sites in Attachments D*).

D. 2. The City is not requesting a waiver of the \$200,000 per site funding limit.

D.3 a. Listing: The properties are not listed or proposed for listing on the National Priorities List

b. Orders: The site is not subject to unilateral administrative orders, court orders, consent, or decrees issued to or entered into by parties under CERCLA

c. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

D.4 (a-f) with regard to known or anticipated enforcement actions: To the best of the applicant's knowledge, the site is not subject to CERCLA planned or ongoing remedial action, administrative orders, permit issues, or subject to corrective actions. There is no known history of releases of PCBs under TSCA, ongoing, or anticipated environmental enforcement actions or other response activities related to the site. The site does not fall under any of the categories cited and does not likely need a property-specific determination from EPA to be eligible for funding. Following assessment and before cleanup activities, the City and other property owners will enter into the Washington Department of Ecology's Voluntary Cleanup Program (VCP).

D.5. Phase of Assessment completed: A preliminary remedial investigation plan was done by GeoEngineers, Inc. of Seattle in June of 2005 on the properties that identified significant historical uses consistent with petroleum contamination. A Phase 1 Environmental Audit report by Environmental Associates in 1997 was performed on one of the middle McConkey parcels. Conclusions of these analyses determined that, based on historical property use and reports, additional investigation and monitoring (Phase 2) to concentrate on identified hot spots; subsurface soil and groundwater sampling was needed before site cleanup activities could occur.

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D.6. Potential Liability: The applicant is not potentially liable or affiliated with any other person who is potentially liable for contamination at the site. The applicant does not have any direct or indirect familial, contractual, corporate, or financial relationships with a liable entity.

D.7. Current owners and operations on the site (a-c): Two parcels belong to Paul and Margaret McConkey, and one was owned by William (deceased) and now solely to his widow, Natacha Sesko. The City of Bremerton has an easement for the City's storm drain and a small Right-of-Way (ROW) adjacent to the Sesko property. Several warehouse structures are currently present and the limited available historical information indicates the site has an extensive history of industrial use. The most notable historical industrial occupants included a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat and vehicle repair facilities, sandblasting and painting operation, electroplating operations, and salvage yard. Residential properties are located south of the site, and commercial/industrial properties are located adjacent to the north portion of the Site. A petroleum bulk storage facility currently is located adjacent to the east of the north portion of the Site, and a vacant former petroleum bulk storage facility is located west of the Site. This operated from about the 1920s to the 1980s according to the Washington State Dept. of Ecology's files pertaining to the adjacent fuel bulk plant located east of the subject properties. Owners of the plant have not been identified. The northern portion of the site, including portions of the McConkey and Sesko parcels, was occupied by a coal gasification plant from 1920-1970 and owners have included Western Gas Company and later Cascade Natural Gas. The gas plant had more than a dozen petroleum above-ground storage tanks (ASTs) that have since been removed. Information pertaining to the presence or status of underground storage tanks (USTs) associated with the former gas plant has not been identified.

D.8. How the site became contaminated: Historic operations at or adjacent to the site are the sources of potential and confirmed contamination (as described above). The properties became contaminated through the uncontrolled leaks, spills, and discharges from fuel storage and operations conducted on site. Releases likely occurred in the 1920s-1980s. Site maps included in **ATTACHMENT D-1** show the property locations and land overlay from the Phase 1 ESA by Environmental Associates in 1997. **ATTACHMENT D-2** show proposed exploration locations for contaminated soil and possible groundwater impacts by GeoEngineers for the McConkey/Sesko properties in 2005. The adjacent property, formerly used as a petroleum bulk plant, is included in the state's "Confirmed or Suspected Contaminated Site's List" (CSCSL) based on confirmed petroleum-related soil and groundwater contamination identified. Existence of migrating petroleum from that site is possible. Contaminants known or potentially present include petroleum hydrocarbons, polycyclic aromatic hydrocarbons, and byproducts associated with manufactured gas plants. Information pertaining to groundwater, surface water, oil seep, or subsurface soil conditions at the site has not been identified. The uncontrolled dumping of materials, including used vehicle batteries has reportedly occurred on site, but was recently cleaned up. Identification and remediation of potential petroleum contamination must precede development to prevent discharge into groundwater sources and immediate environment.

D.9. Known or anticipated enforcement actions: To the best of the applicant's knowledge, there is no known, ongoing, or anticipated environmental enforcement actions related to the site. The City and other property owners will enter into the Washington Department of Ecology's Voluntary Cleanup Program (VCP) for remedial follow-up and the site's FS ID number is 2641.

D.10. The majority of the site is not owned by the applicant, therefore;

a. The properties within the site other than City's ROW is under private ownership, the City is

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the jurisdictional authority and has no direct or indirect familial relationship or any contractual, corporate, or financial relationships with the other property owners other than an easement for the City's storm drain.

b. The current owners will provide access, historical information, and support as needed. The grants would pay to perform Phase 2 evaluations of the properties. Site uses in the future will be as parks, shoreline access, and historic preservation under city ownership. As public/private economic development, the site is zoned for light industrial and marina. Subsequent development will contribute to the economic viability of the community.

c. The City has an established working relationship with the residents, local businesses, and current property owners at these sites so site access will not be a problem. The parties will continue to work closely with qualified consultants and contractors to perform Phase 2 ESA and collaborate with the City in future cleanup and development planning.

D.11. The City of Bremerton owns a certain portion of ROW, therefore;

a. The City secured the property through a quit claim deed in 1974.

b. The City did not contribute to any of the contamination issues on this site. As described above, historical activities on adjacent properties contributed to potential and identified petroleum and byproducts contamination.

c. The City has not performed any assessment and is basing its current knowledge on historical accounts revealed by adjacent property evaluations and accounts of residents.

d. The City has used the property, as stated, for storm drain easements and City ROW.

e. The City has no direct or indirect familial relationship or any contractual, corporate, or financial relationships with the other property owners other than use stated above.

f. The City has taken reasonable steps to prevent/stop release and the historic activities that may have produced the site contamination are no longer being conducted. Therefore there will be no current or future releases of hazardous substances or petroleum products. Access to the site will be limited before and during assessment activities.

g. The City confirms its commitment to comply with all land use restrictions and institutional controls, to comply with all information requests or administrative subpoenas, will provide all legally required notices, and will comply with CERCLA information requests. Monitoring will be a part of the QAPP. Site assessment activities would be subcontracted to environmental contractors and cleanup plans coordinated with the Washington State Department of Ecology's Voluntary Toxics Clean-up program. The City will use a competitive procurement process to acquire technical and contractual services to plan, design, and carry out assessment and eventual cleanup actions. The selection process for environmental assessment activities will take place upon notice of grant award and commitment of funds from EPA.

D.12. Petroleum sites The basis of this request for funding for site-specific assessment of petroleum contamination was because of the subject property's history and known existence of contamination on adjacent site and that information was provided to the state DOE. The state has provided a letter for the property under consideration on December 2005 (see **ATTACHMENT C**) and the state will make a determination at a later date.

a. Ownership of site: Two of the properties are currently owned by Paul and Margaret McConkey, and one of the parcels currently is owned by Natasha Sesko. The City of Bremerton's interest in the site is through an easement for the City's storm drain that runs through the properties and a small piece of City ROW adjacent to the Sesko property.

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b. Acquisition of site: The two current owners acquired these through fee simple ownership, the McConkeys on 31 March 1987, the Seskos on 18 August 1992, and the City's stormwater facility ROW by quit claim deed sometime in 1974.

c. No responsible party for site: All contamination occurred prior to the acquisitions and the current owners did not cause or contribute to any release of hazardous substances at the site. The City has no information regarding whether any additional parties can be identified or parties that may be subjugated to either cleanup judgments rendered in court or filed enforcement actions.

d. Cleaned up by a person not potentially liable: The applicant did not dispense or dispose of petroleum or product or exacerbate the existing contamination and is not responsible for any environmental concerns at the site. The City has exercised caution in its activities and the historic activities that originally produced the contamination are no longer being conducted. Therefore there will be no future releases of petroleum products on this site or adjacent properties.

e. The site is of relatively low risk compared with other "petroleum only" sites in the state. It is not on the NPL, known to be leaking, or under any response action. Moreover, the site is not currently receiving LUST Trust funds. A Phase 2 to further evaluate known and potential areas of concern based on historic site uses and the site's proximity to adjacent property with levels of petroleum hydrocarbons exceeding the MTCA standards is the subject of this request.

f. Judgments or orders: No responsible party has been identified through any court proceeding, state, federal enforcement action, or citizen suit, nor are any such actions pending.

g. Whether Subject to RCRA: The site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.

h. Financial viability: The City has no information regarding whether any additional parties can be identified related to the site before acquisition by the current owners, or whether they will have adequate financial resources for legal actions or cleanup enforcement obligations.